

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Mandapeta Municipality – Certain variation to the Master Plan - Change of land use from Agricultural use zone to Industrial use for the site in R.S.Nos.674(Part), 675/1(Part), 686/1(Part), 687/3A (Part) at the existing Bye pass road, Mandapeta Town to an extent of Ac.3.53 cents - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 336

Dated the 3rd day of August, 2010.

Read the following:-

1. G.O.Ms.No.481 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1658/ 2009/R, dated 23.09.2009.
3. Government Memo. No.16003/H1/2009-1, Municipal Administration and Urban Development Department, dated 5.10.2009.
4. From the Commissioner of Industries, Letter No.28/S/2009/MA&UD/16003/H-1/09, dated 16.10.2009.
5. Government Memo. No.16003/H1/2009-2, Municipal Administration and Urban Development Department, dated 5.2.2010.
6. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1658/2009/R, dated 27.4.2010.
7. Government Memo. No.16003/H1/2009-3, Municipal Administration and Urban Development Department, dated 3.5.2010.
8. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1658/ 2009/R-I & R-II, dated 25.5.2010.
9. Government Memo. No.16003/H1/2009-4, Municipal Administration and Urban Development Department, dated 8.6.2010.
10. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1658/ 2009/R, dated 6.7.2010.
11. Government Memo. No.16003/H1/2009-5, Municipal Administration and Urban Development Department, dated 14.7.2010.
12. From the Commissioner of Printing, A.P. Extraordinary Gazette No.349, Part-I, dated 15.7.2010.

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ORDER:

The draft variation to the Mandapeta General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.481 MA., dated 19.9.2000, was issued in Government Memo. No.16003/H1/2009-5, Municipal Administration and Urban Development Department, dated 14.7.2010 and published in the Extraordinary issue of A.P. Gazette No. 349, Part-I, dated 15.7.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 25.5.2010, has reported to the Government that the Municipal Commissioner, Mandapeta Municipality has informed that the applicant has paid an amount of Rs.87,770/- (Rupees eighty seven thousand seven hundred and seventy only) towards conversion charges for the proposed change of land use as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

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2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Municipal Commissioner, Mandapeta Municipality, East Godavari District.

Copy to:

The individual through the Municipal Commissioner, Mandapeta Municipality, East Godavari District.

The District Collector, East Godavari District, Kakinada.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Mandapeta Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.349, Part-I, dated 15.7.2010 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.674(Part), 675/1(Part), 686/1(Part), 687/3A (Part) at the existing Bye pass road, Mandapeta Town to an extent of Ac.3.53 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agricultural use zone in the General Town Planning Scheme (Master Plan) of Mandapeta Town sanctioned in G.O.Ms.No.481 MA., dated 19.9.2000 is designated for Industrial use by variation of change of land use as marked "ABCDE&F" as shown in the revised part proposed land use map GTP No.13/2010/R, which is available in Municipal Office, Mandapeta Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

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4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall not take up any development activity prior to the approval of competent authority.
8. The Municipal Commissioner, Mandapeta Municipality shall initiate proposals for Realignment of 80 feet wide Master Plan road in the alignment of 100 feet wide bye-pass road formed by R&B Department as per Government Memo.No.16003/H1/2009-3, MA&UD Department, dated 3.5.2010.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North :** R.S.No.674 (Part), 675 (part), 686 (Part), 687(part) Agricultural wet lands.
- East :** Existing 100 feet wide road formed by R&B Department and R.S.No.686 (part).
- South :** R.S.No.674 (Part), 675 (part), 686 (Part) Agricultural wet lands.
- West :** R.S.No.674 (Part) & 670 Part) Agricultural wet lands.

**T.S.APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

SECTION OFFICER